



Planned Unit Development (PUD) Stage 1 Zone Change Request

Application to the Zoning Commission
Clearcreek Township, Warren County

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$750.00 to validate the Stage 1 application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

DESIGN HOMES AND DEVELOPMENT COMPANY

Mailing address of Applicant:

8534 YANKEE STREET, DAYTON, OH 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

METES AND BOUNDS ATTACHED

Property fronts on the following road(s):

LYTLE FIVE POINTS ROAD

The legal title to said property recorded in the name(s) of:

CLARK VENTURES LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

8534 YANKEE STREET, DAYTON, OH 45458

The property is presently zoned:

SR-1,TR-1

Requested zoning classification:

R-PUD

The current use of the property:

AGRICULTURE

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Reason(s) for the application:

ZONING CHANGE TO BRING A RESIDENTIAL PRODUCT LINE THAT OFFERS DIFFERENT OPTIONS FOR ALL MARKETS WITH A PRIVATE FEELING NEIGHBORHOOD.

To aid the Zoning Commission processing of the request, please submit the following documentation outlined in Clearcreek Township Zoning Resolution Chapter 13, Section 13.05:

SEC. 13.05 PUD Approval Process: Any owner(s), their agent(s), or developer(s) who seeks approval for a PUD shall file an application the Clearcreek Township Zoning Commission. All applications shall be subject to a comprehensive review process consisting of three stages: Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application, Stage 2: The PUD Preliminary Site Plan Application, and Stage 3: The PUD Final Site Plan submittal.

SEC. 13.05(A) Stage 1: The Zone Change Amendment Request/PUD Concept Plan Application The first stage of the PUD process consists of satisfactory completion of two main requirements: a Pre-Application Conference with the Clearcreek Township Zoning Inspector and a Zone Change Amendment Request accompanied with a PUD Concept Plan. Upon completion, successful applicants shall receive a change of zoning classification, an approved PUD Concept Plan designating land use(s) and density, and the Stage 1 approval required to begin Stage 2. The Stage 1 process steps, PUD objectives, and conditions for approval outlined below are required to be completed and satisfied in order for Stage 1 approval consideration.

SEC. 13.05(A)(1)(b) Zone Change Amendment Request/PUD Concept Plan Application

- (1) Applications for a Zone Change Amendment/PUD Concept Plan shall be submitted, signed by the owner(s) of the PUD or the designated agent, to the Clearcreek Township Zoning Inspector attesting to the truth and correctness of all facts and information presented with the application, on or before the scheduled monthly Zoning Commission meeting deadline, as identified on the Zoning Commission schedule found on the Clearcreek Township website (www.clearcreektownship.com).
- (2) All applications shall be submitted with the required fees as established in the Clearcreek Township fee schedule found on the Clearcreek Township website (www.clearcreektownship.com).

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- (3)** The Zone Change Amendment Request/PUD Concept Plan Application shall include the following items:
- a)** An area map showing adjacent property owners and existing uses within 200 feet of the parcel(s).
 - b)** A legal description of the metes and bounds of the parcel(s).
 - c)** A PUD Concept Plan to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
 - 1)** The existing type of topographical features of the site.
 - 2)** The general location of building lots and their areas in acres.
 - 3)** The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
 - 4)** Delineation of the various land use areas with an indication for each such area of its general extent, size, and composition in terms of use and bulk of structures.
 - 5)** A calculation of residential net density and/or net floor area ratio.
 - 6)** The interior common open space system with acreage specified.
 - 7)** Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
 - 8)** A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by the federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
 - 9)** Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
 - 10)** Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
 - d)** A net density plan illustrating the net density able to be obtained if developed under a straight zoning classification, to scale, though it need not be to the precision of a finished engineering drawing, which shall clearly show the following:
 - 1)** The existing type of topographical features of the site.
 - 2)** The general location of building lots and their areas in acres.
 - 3)** The general outlines of the interior roadway system and all existing right-of-way(s) and easement(s), whether public or private with acreage specified.
 - 4)** A calculation of residential net density and/or net floor area ratio.
 - 5)** The interior common open space system with acreage specified.

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- 6) Identification of all areas declared to be an amenity for the PUD with acreage specified. Square footage of structures and percentage of impervious surfaces to be specified.
 - 7) A drawing showing all soil types and their classifications. Additionally, a map indicating floodway and/or floodplain boundaries as determined by federal emergency management agency shall be included for sites that have been subject to flooding and/or erosion at any time.
 - 8) Where areas lie in any aircraft approach and holding patterns, these areas shall be indicated.
 - 9) Principal ties to the community at large with respect to transportation, water supply, and sewage disposal shall be indicated.
- e) A written report containing the following:
- 1) General description of availability of other community facilities, such as schools, fire protection services, and cultural facilities if any, and how these facilities are affected by this proposal.
 - 2) Evidence how the developer's proposed land use(s) meet existing and projected community requirements.
 - 3) A general statement how the common open space shall be owned and permanently maintained.
 - 4) If the development is to be phased, a general indication as to how the phasing is to proceed. Whether or not the development is to be phased, the PUD Concept Plan shall show the intended total project.

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SEC. 13.05(A)(2) Stage 1: PUD Objectives

- (a) The Stage 1: Zone Change Amendment Request/PUD Concept Plan shall be acceptable, if:
- (1) The proposed use(s) are appropriate for the parcel(s) being reviewed; **and**
 - (2) The following information is specified/clarified in the narrative and on the drawing(s) at the time of approval:
 - a) The list of uses permitted within the PUD are specified.
 - b) The general location of such uses is specified.
 - c) Any use-specific standards that may apply to the permitted uses are included.
 - d) The maximum density or intensity is permitted within the PUD.
 - e) The amount and general location of open space are identified.
- (b) The Clearcreek Township Zoning Commission and/or Clearcreek Township Board of Trustees shall have the authority to impose special conditions related to the PUD and to

approve development standards unique to the PUD as deemed necessary in order to promote the public health, safety, morals, and general welfare of Clearcreek Township.

SEC. 13.05(A)(3) Stage 1: Conditions for Approval

The following criteria shall be used in the recommendations and decisions made regarding the Stage 1: Zone Change Amendment Request/PUD Concept Plan. Failure to comply with any of these criteria requires that explicit rationale or alternative requirements be set forth.

- (a) The Zone Change Amendment Request/PUD Concept Plan is consistent with the Clearcreek Township Master Land Use Plan;
- (b) The intensity proposed for the PUD does not exceed the maximum density or lot coverage allowed for the PUD as a whole;
- (c) The use(s) proposed will not be detrimental to existing and potential future surrounding uses and will harmoniously relate to the surrounding area;
- (d) The minimum common open space areas have been designated and designed in accordance with the provisions of this Resolution and shall be conveyed to a legally established homeowner's or property owner's association, commercial management group, or other agency as herein provided;
- (e) Approval of the Stage 1: Zone Change Amendment Request/PUD Concept Plan may be conditional upon provisions that are necessary for the protection of public health, safety, morals, and general welfare. Thus, the Clearcreek Township Zoning Commission or Board of Trustees may require the submittal of a revised PUD Concept Plan if it is determined that modifications are required to comply with this Resolution.

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Submitted drawing:

Two (2) sets of drawings shall be submitted on paper measuring 24" by 36" for staff review and for display during the public hearing.

One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for Warren County Regional Planning Commission, the staff file, Zoning Commission and Board of Trustee packets.

1. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at www.co.warren.oh.us/Auditor/property_search. This information can also be provided in a Microsoft Excel electronic spreadsheet.

1. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

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14. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

15. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

16. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

17. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

18. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

19. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

20. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

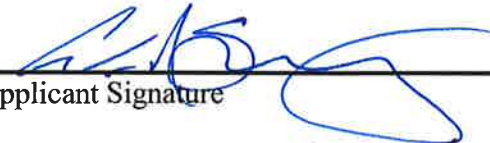
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- If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.


 Applicant Signature _____ Date 3/30/2020



CIVIL ENGINEERING 959 Congress Park Drive
 SURVEYING Centerville, Ohio 45459
 LAND PLANNING www.ReinkeGroup.com
 LANDSCAPE ARCHITECTURE 937.434.4810 phone
 937.434.3978 fax

Legal Description
 172.94 Acre Tract
 Lytle Five Points Road
 Clearcreek Township
 March 31, 2020
 Page 1 of 2

**LEGAL DESCRIPTION
 172.61 AC TRACT
 LYTLE FIVE POINTS ROAD
 CLEARCREEK TOWNSHIP, OHIO**

Situate in the Clearcreek Township, County of Warren and the State of Ohio, and being part of Section 20 and Section 26 Town 3, Range 5 M.Rs and being further bounded and described as follows;

BEGINNING at the southwest corner of Section 21, of said Town 3, Range 5 M.Rs. and the centerline of Lytle Five Points Road, also being the common corner to said Section 20, also being the north line of land conveyed to Clark Ventures LLC, as recorded in O.R. Book 4150, Page 714 of the Official Deed Records of Warren County;

Thence with the centerline of said Lytle Five Points Road and the north line of said Section 20, South 86°41' 30" East, a distance of 1047.92 feet to the northwest corner of a 2.50 Acre Tract in the name of Dawayne and Kelli Jean Hundley as recorded in O.R. 499, Page 677 of the said County Deed Records;

Thence with the west line of said 2.50 Acre Tract, South 04°49'21" West, a distance of 502.05 feet to the southwest corner of the said Hundley property;

Thence with the south line of said 2.50 Acre Tract and its extension, North 88°14'29" East, a distance of 434.74 feet to the southeast corner of a 2.5 acre tract conveyed to Brad A and Diana L Forrest as recorded in O.R. Book 499, Page 677 of the said County Deed Records;

Thence with the east line of said Forrest property, North 00°39'21" West, a distance of 502.77 feet to the north line of the said Section 20 and the centerline of the said Lytle Five Points Road, said point also being the northwest corner of land conveyed to Clark Farm Enterprises by O.R. 2016-000638 in the Deed Records of Warren County;

Thence with the centerline of said Lytle Five Points Road and the north line of said Section 20, South 86°41' 30" East, a distance of 1254.44 feet to the northeast corner of the said Clark Farm Enterprises property, said point also being a point at the northwest corner of land conveyed to A.J. Turner Enterprises, LLC, as recorded in Book 1939, Page 894 of the Deed Records of Warren County Ohio;

Thence with the east line of said Clark Farm Enterprises property, South 01°06'40" East, a distance of 1958.24 feet to the southeast corner of the said Clark Farm property;

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Thence with the south line of said Clark Farm Enterprises Land, North 87°30'33" West, a distance of 1713.37 feet to a point on the east line of the said Clark Ventures property;

Thence with the east line of said Clark Ventures, and the west line of the said A.J. Turner Enterprises property, South 04°27'56" West, a distance of 1161.29 feet to the southeast corner of the said Clark Ventures property, said point also being on the north line of Cypress Ridge Subdivision, Phase VII as recorded in Plat Book 89, Pages 66-67 of the Plat Records of Warren County;

Thence with the north line of said Cypress Ridge Subdivision, Phase VII and becoming the north line of Cypress Ridge Subdivision, Phase III as recorded in Plat Book 63, Page 49 of said County Plat Records, North 87°26'36" West, a distance of 1048.43 feet to the west line of said Section 20 and the east line of said Section 26;

Thence with the west line of said Section 20 and the east line of said Section 26, also being a easterly line in said Cypress Ridge Phase III, North 04°27'29" East, a distance of 374.41 feet a point;

Thence with the north line of said Cypress Ridge Subdivision, Phase III, South 84°51'15" West, a distance of 420.35 feet to the east line of a 35.00 Acre Tract in the name of Miami Valley Memorial Gardens as described in Deed Book 321, Page 216 of the Deed Records of Warren County;

Thence with east line of said 35.0 Acre Tract, North 04°56'07" East, a distance of 1434.16 feet to the southeast corner of a 11.782 Acre Tract in the name of Scott N. Sherrit and Mari P. Astudillo as recorded in O.R. Book 4921, Page 164 of said County Deed Records;

Thence with east line of said 11.782 Acre Tract, North 04°48'34" East, a distance of 1061.58 feet to the centerline of said Lytle Five Points Road and the north line of said Section 26;

Thence with the north line of said Section 26 and said Lytle Five Points Road, North 85°03'43" East, a distance of 421.65 feet to the northeast corner of the aforementioned Section 26 and being the common to the southeast corner of Section 27, Town 3, Range 5 M.Rs.,

Thence with the east line of said Section 27, South 04°54'04" West a distance of 14.54 feet POINT OF BEGINNING;

This described tract contains a total of 172.61 Acres more or less, subject to all legal highways, easements and restrictions of record or otherwise.

This is not for transfer purposes and is for rezoning only and is based off multiple surveys and GIS information.

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WURTH DOUGLAS A. & *
2171 SAVANNAH CT
WAYNESVILLE, OH 45068

GARRETT SCOTT
2170 SAVANNAH CT
WAYNESVILLE, OH 45068

VWC HOLDINGS LTD
2012 LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VORRASI EDWARD JOSEPH & *
8560 BLACK OAK CT
WAYNESVILLE, OH 45068

BRACKNEY GEORGE L. & DOR
1896 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

MIAMI VALLEY MEMORY O
1639 E LYTLE-FIVE POINTS RD
WAYNESVILLE, OH 45068

JAQUET CHRISTOPHER A. & *
1792 GRAND CYPRESS BLVD
WAYNESVILLE, OH 45068

BRACKNEY MARILYN
1914 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

CLARK FARM ENTERPRISES*
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

BURKETT DOUGLAS C. *
8568 BLACK OAK CT
WAYNESVILLE, OH 45068

A.J. TURNER ENTERPRISES*
2329 E LYTLE-FIVE POINTS RD
WAYNESVILLE, OH 45068

SHERRITT SCOTT N. &
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

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LARSON SABRINA A. & *
8552 BLACK OAK CT
WAYNESVILLE, OH 45068

BYRD FORREST A & DIANA L
2157 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

SNODDY DAVID E & LINDA J
1891 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

HACKITT JOHN J. IV
1784 GRAND CYPRESS BLVD
WAYNESVILLE, OH 45068

HUNDLEY DAWAYNE & KELLI
2133 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD.
CROOKED CREEK DR
CENTERVILLE, OH 45458

JUSTIN STALLARD & DEANNA*
1800 GRAND CYPRESS BLVD
WAYNESVILLE, OH 45068

MOORE TAMMY R.
1880 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD.
9570 CROOKED CREEK DR
CENTERVILLE, OH 45458

BURKETT DOUGLAS C.*
8576 BLACK OAK CT
WAYNESVILLE, OH 45068

CLARK MICHAEL A. & PEGGY
2306 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

CLARK FARM ENTERPRISES *
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

SNODDY DAVID E. & LINDA
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

SANSONE MICHAEL E. & JOA
1936 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

CLARK MICHAEL A. & PEGGY
2274 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

COATNEY MATTHEW D. &
1808 GRAND CYPRESS BLVD
WAYNESVILLE, OH 45068

CLARK MICHAEL A. & PEGGY
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD
2012 LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD
2012 LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

SHERRITT SCOTT N. &
1845 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

CLARK VENTURES LLC
2007 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

ALIG KEVIN E. & LUCIE E.
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

MALONEY KELLY TRUSTEE*
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD
2012 LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

A.J. TURNER ENTERPRISES
E LYTLE-FIVE POINTS RD
WAYNESVILLE, OH 45068

KRUMNAUER MICHAEL A. & C
2200 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

TRITCH DAVID F. & LINDA
1974 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD
LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

MILTENBERGER MILO JONNY
2114 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

VWC HOLDINGS LTD.
9569 CROOKED CREEK DR
CENTERVILLE, OH 45458

VWC HOLDINGS LTD
2012 LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

A.J. TURNER ENTERPRISES
TOWNSHIP LINE RD
WAYNESVILLE, OH 45068

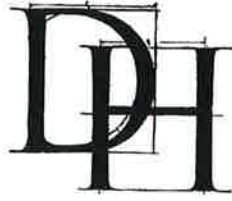
MILTENBERGER M JONNY &
2074 E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

CLARK FARM ENTERPRISES*
E LYTLE-FIVE POINTS RD
CENTERVILLE, OH 45458

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DESIGN HOMES_{and}
CUSTOM WITHIN REACH

To: Clearcreek Township

From: Design Homes and Development

RE: Silver Mill PUD Stage 1 Application

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Design Homes and Development is proposing the zoning change for the 172.61-acre tract on Lytle Five Points Road as detailed in the submitted legal description. The development will bring a mixture of residential product to the area similar to the product at Soraya Farms in Clearcreek Township on State Route 48. The impact the proposed development will have on the community and area will be comparable to that of Soraya Farms.

The proposed development has two school district, Springboro and Waynesville, within the property. The approximate 100 acres of the west lies within the Springboro School District and the 70 acres of the east lies within the Waynesville School District. The target customer for the proposed development are essentially "empty nesters" and would not be adding to the school census for the districts. Since this development will have a residential product comparable to Soraya Farms, this is demonstrated by Soraya Farms having very minimal impact on Springboro Schools census.

The proposed development will have the impact on Fire Protection and Emergency services that is typical with residential development yet not to over strain the community's emergency services.

To meet the existing and projected community requirements, we present the current community, Soraya Farms, as evidence on how well the PUD requirements work for the residents and target customers. Design Homes and Development has continued to work within the PUD requirements while completing the development and construction of Soraya Farms, thus furthering the evidence of how the developer meets existing and projected requirements. In addressing traffic concerns, with the target customer being above middle-age, traffic will not be greatly impacted by the new development.

The common open space shall be owned and temporarily maintained by the developer during the construction period until all performance and maintenance bonds are released. Which at that point, the common space will be deeded to the proposed community HOA for permanent ownership and maintenance.

The proposed development will be constructed in phases similar to how Soraya Farms was developed. Phasing of the proposed plan has yet to be determined but will be based on economic viability.

Design Homes and Development truly believes the proposed development will be a benefit to the community by the evidence and examples presented and outlined above. As a developer and home builder, we strive to continue contributing to the community of Clearcreek Township and its residents.

Shery Oakes

President

Design Homes and Development

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CIVIL ENGINEERING 959 Congress Park Drive
SURVEYING Centerville, Ohio 45459
LAND PLANNING www.ReinkeGroup.com
LANDSCAPE ARCHITECTURE 937.434.4810 phone
937.434.3978 fax

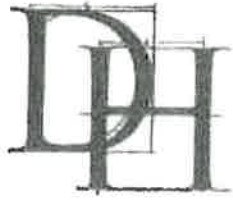
Silver Mill
Net Density Calculation
April 1, 2020

Total Acreage	170.6
Open Space	45.9
Public Streets	11.9
Private Streets	3.8
Net Residential Area	109.0
Total Units	419
Du/Ac	3.84

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DESIGN HOMES
CUSTOM WITHIN REACH

April 2, 2020

To Whom It May Concern:

Shery B. Oakes, having full authority over Clark Ventures, LLC, authorizes Adam Sweeney to act on her behalf. He has the authority to sign documents and represent Clark Ventures, LLC in meetings and hearings.

Sincerely,

Shery B Oakes

Date

4-2-20

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Palmer, Jeff

From: perkins@designhomesco.com
Sent: Friday, April 17, 2020 3:14 PM
To: Palmer, Jeff
Cc: 'Adam Sweeney'; 'Shery Oakes'
Subject: Submittal for Clark Farms

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Jeff,

With the recent COVID situation we request to delay our submittal for 60 days.

Thank your for your time and consideration.

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ZONING DEPT.



GAIL PERKINS
VICE PRESIDENT
CONTROLLER

8534 Yankee Street
Dayton, Ohio 45458
Phone : (937) 438-3667
Fax : (937) 435-1606

perkins@designhomesco.com
www.designhomesco.com

CLARK FARM ENTERPRISES INC

2274 E. Lytle Five Points Rd.
Dayton, OH 45458

agriculture ... the heartbeat of America

June 4, 2020

Design Homes
8534 Yankee St
Centerville, OH 45458

Re: Parcel 520100005

To Who It May Concern:

This letter authorizes your company to act as the agent for Clark Farm Enterprises Inc for Stage 1 Re-zoning procedures on the referenced parcel only. This authority is limited up to the anticipated closing date of July 15, 2020 only.

Sincerely,



Clark Farm Enterprises Inc
By: Peggy Clark

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